	Total Card /	Total Parcel
APPRAISED:	948,400 /	948,400
USE VALUE:	948,400 /	948,400
ASSESSED:	948,400 /	948,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94	-96	EVERETT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOENIG JAMES PHILIP--ETAL
Owner 2:	KOENIG MARY LOUISE
Owner 3:	
Street 1:	94 EVERETT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:		Own Occ:	N
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:		Cntry:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Wood Shingle Exterior and 2615 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	488,900	4,700	454,800	948,400
Total Card	0.114	488,900	4,700	454,800	948,400
Total Parcel	0.114	488,900	4,700	454,800	948,400

Source: Market Adj Cost   Total Value per SQ unit /Card: 362.68   /Parcel: 362.68

PREVIOUS ASSESSMENT

Parcel ID: 030.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	488,900	4700	4,950.	454,800	948,400		Year end	12/23/2021
2021	104	FV	466,300	4700	4,950.	454,800	925,800		Year End Roll	12/10/2020
2020	104	FV	550,000	4700	4,950.	454,800	1,009,500	1,009,500	Year End Roll	12/18/2019
2019	104	FV	408,400	4700	4,950.	483,200	896,300	896,300	Year End Roll	1/3/2019
2018	104	FV	408,400	4700	4,950.	352,500	765,600	765,600	Year End Roll	12/20/2017
2017	104	FV	382,600	4700	4,950.	307,000	694,300	694,300	Year End Roll	1/3/2017
2016	104	FV	382,600	4700	4,950.	261,500	648,800	648,800	Year End	1/4/2016
2015	104	FV	340,200	4700	4,950.	255,800	600,700	600,700	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT   PAT ACCT. 2510

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	7040-398		9/1/1981			No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/8/1997	470		19,000					ENCLOSE 2 PORCHES

Legal Description

User Acct
20863

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Insp Date

10/31/18

Land Unit Type:

!2510!

PRINT

Date	Time
12/29/21	21:37:01

LAST REV

Date	Time
03/11/20	09:27:50

mmcmakin

USER DEFINED

Prior Id # 1:	20863
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
5/11/2009	Measured	189	PATRIOT
2/24/2000	Meas/Inspect	264	PATRIOT
6/29/1999		PM	Peter M

Sign: _VERIFICATION OF VISIT NOT DATA_   ___/____/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON		Total:	454,802	Spl Credit		Total:	454,800

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	2 - Slate
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1916 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	1 - Drywall 30 %
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06387460
Const Adj.:	1.00940204
Adj $ / SQ:	193.298
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	708612
Depreciation:	219670
Depreciated Total:	488942

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1						# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 11		BRs: 5			Baths: 2			HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	193.30
Special Features:	0	Val/Su Net:	104.67
Final Total:	488900	Val/Su SzAd	192.71

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,279	193.300	247,228
SFL	Second Floor	1,258	193.300	243,169
BMT	Basement	1,219	57.990	70,689
UAT	Upper Attic	312	91.820	28,647
EFP	Enclos Porch	304	36.520	11,102
OFP	Open Porch	169	26.510	4,480
WDK	Deck	130	13.820	1,797
	Net Sketched Area:	4,671	Total:	607,112
Size Ad	2537	Gross Area	5607 FinArea	2615

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	25	A	

IMAGE

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID 030.0-0003-0006.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1916	21.93	T	40	104			4,700			4,700

More: N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700